

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 13, 1967

Appeal No. 9442 George B. Riley, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on December 13, 1967.

EFFECTIVE DATE OF ORDER - Feb. 19, 1968

ORDERED:

That the appeal for variance from the lot occupancy requirements of the R-4 District to permit erection of private garage at 714 - 6th Street, NE., lot 26, square 833, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-4 District.
- (2) The property is improved with a two-story row brick dwelling.
- (3) The lot has an 18 foot frontage on 6th Street, NE. and a depth of 90 feet and consists of 1,620 square feet. The rear of the lot abuts a 15.08 foot public alley.
- (4) It is proposed to erect an 18 x 22 foot garage at the rear of the lot to house an automobile and household storage.
- (5) The appeal was amended to add a request for variances from the rear yard and from the parking distance from the house and lot line.
- (6) Section 3303.1 provides that row dwellings in the R-4 District may occupy 60 percent of the lot.
- (7) Section 3304.1 provides that dwellings in the R-4 District have a 20 foot rear yard.
- (8) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the appellant has shown a hardship sufficient to support the variance requested. We also believe that refusal to grant the relief requested will prevent a reasonable use of the property as zoned and that the granting of this appeal will not adversely affect the use of neighboring property nor impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps.

ATTESTED:

By: James E. Bess
JAMES E. BESS, Secretary of the Board